179.0	0005	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,071,900 / 1,071,900
					USE VALUE: 1,071,900 / 1,071,900
					ASSESSED: 1,071,900 / 1,071,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
439		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOCH ALEXANDER W
Owner 2:	MANZUR KARISHMA
Owner 3:	
Street 1:	439 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM D -
Owner 2:	-
Street 1:	439 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,081 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Vinyl Exterior and 2308 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6081.000	650,200		421,700	1,071,900
Total Card	0.140	650,200		421,700	1,071,900
Total Parcel	0.140	650,200		421,700	1,071,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.53 | /Parcel: 464.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121754

GIS Ref

GIS Ref

Insp Date 07/10/18

!14103!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	650,200	0	6,081.	421,700	1,071,900	1,071,900	Year End Roll	12/18/2019
2019	101	FV	509,900	0	6,081.	415,700	925,600	925,600	Year End Roll	1/3/2019
2018	101	FV	509,900	0	6,081.	319,300	829,200	829,200	Year End Roll	12/20/2017
2017	101	FV	509,900	0	6,081.	301,200	811,100	811,100	Year End Roll	1/3/2017
2016	101	FV	509,900	0	6,081.	277,100	787,000	787,000	Year End	1/4/2016
2015	101	FV	506,800	0	6,081.	259,000	765,800	765,800	Year End Roll	12/11/2014
2014	101	FV	506,800	0	6,081.	238,600	745,400	745,400	Year End Roll	12/16/2013
2013	101	FV	506,800	0	6,081.	238,600	745,400	745,400		12/13/2012

PRINT

Date	Time
12/11/20	03:58:55

LAST REV

Date	Time
10/26/18	08:47:23
danam	

PAT ACCT. 14103

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	56592-545		3/11/2011		760,000	No	No		
YU XIAO SHELL /	53634-443		10/5/2009	Mult Lots	429,000	No	No		
FORREST CAROLIN	41896-135		1/29/2004		410,000	No	No		
FORREST CAROLIN	33282-267		7/12/2001	Family	1	No	No		
GRECO CATHERINA	30604-16		8/30/1999	Estate/Div	275,500	No	No		
GRECO CATHERINE	25938-10		12/29/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	121754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2018	1084	Solar Pa	10,000	C				
3/11/2010	170	New Buil	210,000					CONSTRUCT SF RESID
12/23/2009	1271	Demoliti	5,000					DEMO EXISTG HOUSE
7/10/2000	557	Porch	2,500	C				5X7 WDK-WITH STEPS
12/13/1999	851	Redo Kit	18,000	C				REMODEL KITCHEN-IN

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	CC	Chris C
7/2/2012	External Ins	BR	B Rossignol
8/30/2010	Whole Card	BR	B Rossignol
3/26/2009	Inspected	163	PATRIOT
12/17/2008	Measured	336	PATRIOT
4/7/2004	MLS	MM	Mary M
3/25/2000	Inspected	201	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6081		Sq. Ft.	Site		0	70.	0.99	6									421,703						421,700	

Total AC/HA: 0.13960 | Total SF/SM: 6081 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,703 | Spl Credit | Total: 421,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	5.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10503793
Const Adj.:	0.99989998
Adj $ / SQ:	138.116
Other Features:	112810
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688058
Depreciation:	37843
Depreciated Total:	650215

COMMENTS

SEE 10-5-2009 SUBDIVISION PLAN 669 OF 2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	2	HB	1				

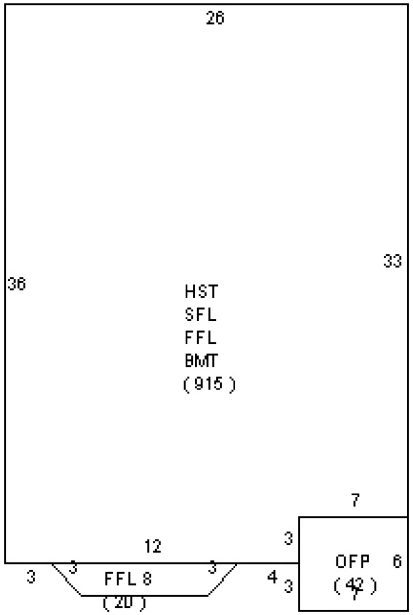
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2010
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	935	138.120	129,138
BMT	Basement	915	41.430	37,913
SFL	Second Floor	915	138.120	126,376
HST	Half Story	458	138.120	63,188
OFP	Open Porch	42	44.000	1,848
	Net Sketched Area:	3,265	Total:	358,463
Size Ad	2307.5	Gross Are	3722	FinArea 2308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	201.65
Special Features:	0	Val/Su Net:	199.14
Final Total:	650200	Val/Su SzAd	281.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: